THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635556

Karen Johnson Davidson County
Batch# 671081 **DEEDWARR**
07/06/2021 10:51:40 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30

20210706-0090612

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $289,000.00.

Madeline
Affiant

Subscribed and sworn to before me, this 1st day of July, 2021.

A Woodard
Notary Public
My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joe Spicer and Juanita Spicer 2521 Gardner Lane Nashville TN 37207	New Owner	Tax Parcel ID No. 05916001200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pamela G. Browne, Kristian P. Browne, and Edward Browne** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joe Spicer and Juanita Spicer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25, on the Plan of Haynes Heights, Section 2, as of record in Book 2331, Page 58, Register's Office of Davidson County, Tennessee.

Said Lot No. 25 fronts 100 feet on the northeast margin of Gardner Lane and extends back 329.2 feet on the southwest line and 318.4 feet on the northwest line, to a broken line in the rear, measuring 105.6 feet thereon.

Being the same property conveyed to Christine P. Sharpe, unmarried by Warranty Deed from the Estate of Helen Thomas Fort, deceased, Lewis S. Fort, Executor, Lewis S. Fort, Individually, and Willie F. Fort, as the only heirs-at-law, of record in Book 11720, Page 552, Register's Office of Davidson County, Tennessee, dated October 25, 1999 and recorded October 28, 1999.

Christine P. Sharpe having died intestate on February 24th, 2021. See affidavits of heirship recorded in Instrument No. 20210526-0071326 and Instrument No. 20210706-0090608 and Instrument No. 20210706-0090609, in the Register's Office of Davidson County, Tennessee establishing Pamela G. Browne, Kristian P. Browne, and Edward Browne as the heirs of Christine P. Sharpe. See also Order Authorizing Small Estate Administration in Probate Docket # 21P752 in the Seventh Circuit Court for the Twentieth Judicial District.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Haynes Heights, Section 2, as recorded in Plat Book 2331, Page(s) 58.

Easement for Sanitary Sewer and/or storm drainage, recorded in Book 5314, Page 332.

This is improved property located at 2521 Gardner Lane Nashville TN 37207

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2021.

Pamela G. Browne

Kristian P. Browne by Pab P Browne, Attorney-in-Fact
Kristian P. Browne, by Pamela G. Browne, Attorney-in-Fact

Edward Browne by Pab P Browne, Attorney-in-Fact
Edward Browne, by Pamela G. Browne, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela G. Browne, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact for Kristian P. Browne and Edward Browne and that she is authorized by Kristian P. Browne and Edward Browne to execute this instrument on their behalf, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 1st day of July, 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021